073.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,400 / 933,400
					USE VALUE:	933,400 / 933,400
					ASSESSED:	933,400 / 933,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAHN CHRISTOPHER C
Owner 2:	HAHN JENNIFER RAUCHLE
Owner 3:	
Street 1:	14 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEVENTHAL AARON M -
Owner 2:	LEVENTHAL ANGELIKA -
Street 1:	14 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,890 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Clapboard Exterior and 2456 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7890.000	473,700		459,700	933,400
Total Card	0.181	473,700		459,700	933,400
Total Parcel	0.181	473,700		459,700	933,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.05 | /Parcel: 380.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45935
GIS Ref:
GIS Ref:
Insp Date: 10/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	473,900	0	7,890.	459,700	933,600	933,600	Year End Roll	12/18/2019
2019	101	FV	253,300	0	7,890.	426,900	680,200	680,200	Year End Roll	1/3/2019
2018	101	FV	253,300	0	7,890.	426,900	680,200	680,200	Year End Roll	12/20/2017
2017	101	FV	253,300	0	7,890.	374,300	627,600	627,600	Year End Roll	1/3/2017
2016	101	FV	253,300	0	7,890.	341,500	594,800	594,800	Year End	1/4/2016
2015	101	FV	234,500	0	7,890.	302,100	536,600	536,600	Year End Roll	12/11/2014
2014	101	FV	234,500	0	7,890.	285,700	520,200	520,200	Year End Roll	12/16/2013
2013	101	FV	234,500	0	7,890.	271,900	506,400	506,400		12/13/2012

!6115!

PRINT

Date	Time
12/10/20	20:55:31

LAST REV

Date	Time
07/24/19	09:08:00
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6115

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVENTHAL AARON	54625-341		4/30/2010	Change>Sale	436,900	No	No		
LAROSA RICCARDO	42119-115		2/26/2004		433,900	No	No		
COSGROVE EDITH	31627-300		7/21/2000		326,200	No	No		
COSGROVE LEO	22290-167		8/13/1992			No	No		A

USER DEFINED

Prior Id # 1:	45935
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2016	2140	Addition	88,000					DEMO GARAGE,ADDIT+
10/3/2012	1266	Manual	5,000	C				
5/7/2010	405	Renovate	60,000	C				RENOVATE 1ST & 2ND

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	Meas/Inspect	CC	Chris C
4/18/2013	Info Fm Prmt	EMK	Ellen K
6/2/2009	Measured	189	PATRIOT
5/14/2004	MLS	MM	Mary M
10/12/1999	Meas/Inspect	243	PATRIOT
8/5/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7890		Sq. Ft.	Site		0	70.	0.83	12									459,690						459,700	

Total AC/HA: 0.18113 | Total SF/SM: 7890 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 459,690 | Spl Credit | Total: 459,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13320291
Const Adj.:	0.98000002
Adj $ / SQ:	138.817
Other Features:	127862
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	496560
Depreciation:	22842
Depreciated Total:	473718

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

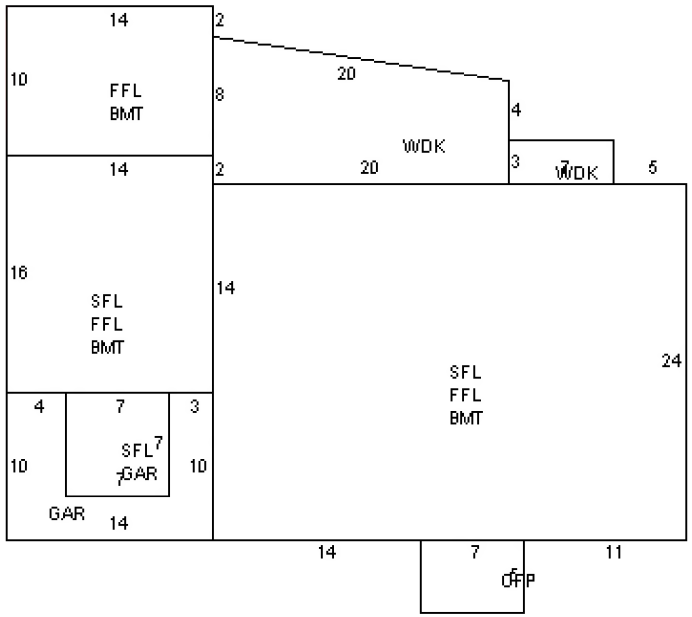
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	138.82
Special Features:	0	Val/Su Net:	129.04
Final Total:	473700	Val/Su SzAd	217.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,132	52.060	58,928
FFL	First Floor	1,132	138.820	157,141
SFL	Second Floor	1,041	138.820	144,509
WDK	Deck	191	11.010	2,103
GAR	Garage	140	32.200	4,508
OFP	Open Porch	35	43.120	1,509

Net Sketched Area:	3,671			Total:	368,698
Size Ad	2173	Gross Are	3671	FinArea	2456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	